



## Gemini Road, Sherford, Plymouth, PL9

**Offers Over: £400,000**

Set in the esteemed and flourishing suburb of Sherford is this breath-taking and imposing five-bedroom family home that in everyway exceeds a buyers expectations. Set over three floors this property offers an abundance of space and versatility for a growing family. The home benefits from a range of social spaces, with a sensationally upgraded and finished kitchen and dining space that opens on to the beautifully landscaped rear garden, making a perfect entertaining space.

Coupled with a delightful, modern living room this property offers spacious and airy downstairs accommodation. Completing this modern townhouse are five well proportioned bedrooms spread across the first and second floors that are all light, fresh and as exquisitely decorated and improved as the rest of the property. The two largest bedrooms on the second floor also benefit from freshly fitted en-suites, with a total of four bathroom facilities available. Externally, the property boasts the contemporary rear garden, along with a garage with private access from the rear garden and a further allocated parking space. EPC: B



**Entrance Hall** 20'6" x 7'1" (6.25m x 2.16m). Max measurements. Composite door to the front elevation providing access to the entrance hall. Entrance hall provides access to all downstairs accommodation and carpeted stairs leading to first and second floor landings. Wall mounted gas central heating radiator and 'Amtico' LVT flooring.

**Living Room** 18'4" x 11'2" (5.6m x 3.4m). Max measurements. Two uPVC double glazed sash windows to the front elevation, wall mounted gas central heating radiator, 'Amtico' LVT flooring and TV point.

**Kitchen/ Diner** 18'11" x 11'7" (5.77m x 3.53m). Max measurements. Modern and fully fitted kitchen with a range of matching wall and base units. Slimline, sharp edge silestone work surfaces and splashbacks and fully integrated appliances including; integrated fridge freezer, integrated double electric fan oven, integrated dishwasher, integrated stainless steel sink and draining unit with stainless steel hot and cold mixer tap over. Gas hob and extractor fan with silestone splashbacks. uPVC double glazed sash window to the rear elevation and uPVC double glazed French doors leading on to rear garden. 'Amtico' LVT flooring, wall mounted gas central heating radiator and TV point.

**Cloakroom** 5'9" x 3' (1.75m x 0.91m). Downstairs cloakroom with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer tap over, wall mounted gas central heating radiator, tiled splashbacks and 'Amtico' LVT flooring.

**Landing** 13'3" x 7'8" (4.04m x 2.34m). Max measurements. First floor landing providing access to three bedrooms and the main family bathroom. Carpeted stairs leading to first floor landing, wall mounted gas central heating radiator.

**Bedroom** 9'4" x 7'8" (2.84m x 2.34m). Max measurements. uPVC double glazed sash window to the rear elevation, wall mounted gas central heating radiator and carpet flooring.

**Bedroom** 12'9" x 10'11" (3.89m x 3.33m). Max measurements. Two uPVC double glazed windows to the rear elevation, wall mounted gas





central heating radiator, carpet flooring, fitted wardrobes.

**Bathroom 10'11" x 6'4" (3.33m x 1.93m).**

Max measurements. Fully fitted bathroom with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps over, wall mounted stainless steel heated towel rail, bath with glass shower screen, stainless steel rainfall showerhead with handheld shower, hot and cold stainless steel taps over. Partially tiled walls and vinyl flooring.

**Bedroom 18'11" x 11' (5.77m x 3.35m).** Max measurements. Three uPVC double glazed windows to the front elevation, wall mounted gas central heating radiator, carpet flooring and TV point.

**Landing 9'9" x 7'7" (2.97m x 2.3m).** Second floor landing providing access to two further double bedrooms both with en-suites. Carpeted stairs, carpeted landing and wall mounted gas central heating radiator.

**Bedroom 15'2" x 11'1" (4.62m x 3.38m).** Max measurements. Two uPVC double glazed windows to the front elevation, wall mounted gas central heating radiator and carpet flooring. Modern fitted wardrobes and TV point. Access to en-suite.

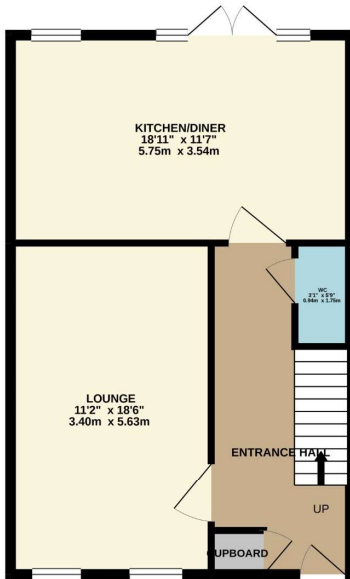
**Ensuite Bathroom 7'7" x 7'7" (2.3m x 2.3m).** Ensuite with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps over, walk in shower with glass enclosure, rainfall stainless steel showerhead and handheld showerhead, tiled splash backs, shaving point, wall mounted stainless steel heated towel rail and vinyl flooring. uPVC double glazed window to the front elevation.

**Bedroom 15'3" x 11'1" (4.65m x 3.38m).** Max measurements. Two uPVC double glazed windows to the rear elevation, wall mounted gas central heating radiator, carpet flooring and fully fitted wardrobes. Access to ensuite.

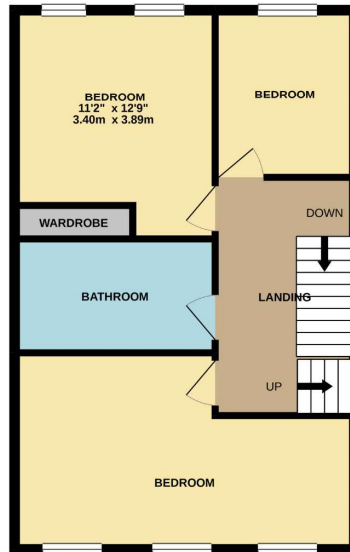
**Ensuite Bathroom 7'7" x 9'4" (2.3m x 2.84m).** Ensuite with low level WC, ceramic wash hand basin with stainless steel hot and cold mixer taps over, wall mounted stainless steel heated towel rail, bath with glass shower screen, stainless steel rainfall showerhead with handheld shower, hot and cold stainless steel taps over. Partially tiled walls and vinyl flooring.

**External** Externally, the property has a small and tidy garden to the front. To the rear there is a beautifully landscaped rear garden mostly laid to patio with artificial grass also. A single garage with private access from the rear garden and an allocated parking space.

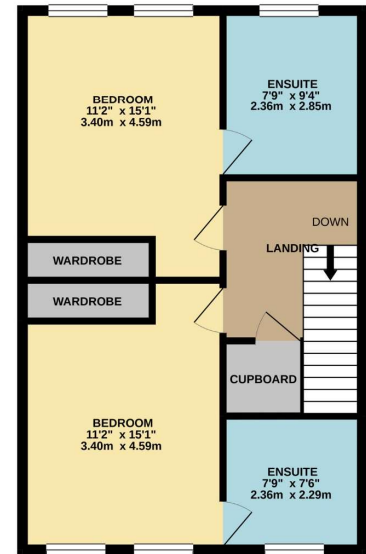
GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



2ND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Disclaimer

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